



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

June 2, 2014  
1405-DP-12 & 1405-SPP-09  
Exhibit 1

**Petition Number:** 1405-DP-12 & 1405-SPP-09

**Subject Site Address:** Approximately 2,000 feet north of SR 32, east of Casey Rd.

**Petitioner:** Redwood Acquisitions, LLC – Jim Frey

**Request:** Petitioner requests Development Plan and Primary Plat approval for 136 multifamily units on approximately 20 acres +/-

**Current Zoning:** Springmill Trails PUD District Ordinance No. 11-19  
*Commercial-Mixed Use (underlying zoning is the MF-2 District)*

**Current Land Use:** Undeveloped – Agricultural

**Approximate Acreage:** 20 acres+/-

**Property History:** 1101-PUD-02 Springmill Trails PUD Ordinance 11-19 (09/12/11)

**Exhibits:**

1. Staff Report
2. Aerial Exhibit
3. Site Plan
4. Building Elevations
5. Landscape Plan
6. Primary Plat
7. Springmill Trails PUD Ordinance: 11-19
8. Springmill Trails PUD Ordinance Amendment: 14-11

**Staff Reviewer:** Jeffrey M. Lauer, Associate Planner

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**Procedural**

The comments contained herein are in review of the filed primary plat and development plan scheduled for the June 2, 2014 meeting of the Advisory Plan Commission.

- |                                      |                |
|--------------------------------------|----------------|
| ▪ TAC meeting                        | April 22, 2014 |
| ▪ APC first meeting (Public Hearing) | May 5, 2014    |
| ▪ APC second meeting                 | June 2, 2014   |
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**PROJECT OVERVIEW**

This petition is for Development Plan and Primary Plat approval of 136 multifamily units. The subject property is approximately 20 acres and is generally located 2,000 feet north of SR 32, abutting the east side of Casey Road. The property is currently accessed by Casey Road.



The property is zoned as part of the Springmill Trails PUD Ordinance, located within the Commercial Mixed Use District. The underlying zoning is Multifamily – 2 (MF-2). The petitioner is proposing nineteen (19) separate buildings that contain six (6) to eight (8) dwelling units. Amenities include a dog park and pedestrian trail. Exterior building material, pursuant to the recently approved 1404-PUD-05 Ordinance, will be a polymeric cladding of minimum .22” thickness known as “Noradex Everlast.” Additionally, pursuant to the aforementioned ordinance, garage storage will count towards bicycle parking requirements.

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### **PRIMARY PLAT REVIEW COMMENTS**

#### **Primary Plat Standards (WC § 16.04.220)**

The following basic information shall be shown [on the Primary Plat] (WC 16.04.220):

1. Location Map (which may be prepared by indicating the data by notations on available maps) showing:
  - a. Subdivision name and location
  - b. Any street related to the subdivision
  - c. Existing elementary and high schools, parks, and playgrounds available for serving the area proposed to be subdivided and other community facilities
  - d. Title, scale, north point, and date
  - e. Land use adjacent to proposed subdivision and owners names

*Comment: Compliant*

2. A Primary Plat prepared by a land surveyor or land planner showing:
  - a. Proposed name of the subdivision
  - b. Names and addresses of the owner, land surveyor or land planner
  - c. Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, and other pertinent data
  - d. Easements – locations, widths and purposes
  - e. Statement concerning the location and approximate size or capacity of utilities to be installed
  - f. Layout of lots, showing dimensions, bearings, angles, and references to section, township and range lines or corners
  - g. Building setback lines
  - h. Legend and notes



- i. Drawing indicating the proposed method of drainage from storm sewers and other surface water drainage
- j. Other features or conditions which would affect the subdivision favorable or adversely
- k. Scale, north point and date – primary plat of the subdivision shall be drawn on a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimensions, a scale as recommended by the commission may be used
- l. A national cooperative soil survey showing the soil limitation based upon the intended usage of the development land
- m. A state from the County and State Highway departments or the Westfield Utilities concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
- n. If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
- o. If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
- p. If floodplain is involved, a statement from the Indian Department of Natural Resources, Division of Water, concerning construction in floodway, including high water mark, etc.

*Comment: Compliant*

- 3. A description of the protective covenants or private restrictions to be incorporated in the plat of the subdivision, or become covenants in the deeds for lots. Representations, oral or written, and all covenants made to the Plan Commission may not be revised, altered, or changed in anyway prior to or after filling of the secondary plat without approval, the subdivision and noncompliance of the conditions will result in denial or revocation of subdivision approval.
  - a. The application for Primary and Secondary Plat for a subdivision shall be accompanied by the applicable fees as contained in Figure 1 in this chapter.

*Comment: Compliant*

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## **DEVELOPMENT PLAN REVIEW**

### **Springmill Trails PUD Ordinance Development Standards**

*(The standards noted below are from the PUD Ordinance as applicable (underlying zoning is MF-2))*

Section 4.5 of PUD Ordinance: Development standards of underlying MF-2 District pursuant to Exhibit F in PUD Ordinance

- |   |          |
|---|----------|
| a. Maximum Dwelling Density                       | 14 DUA   |
| b. Maximum Number of Dwelling Units per structure | 36 Units |



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

June 2, 2014  
1405-DP-12 & 1405-SPP-09  
Exhibit 1

c. Maximum Number of Dwelling Units	900 Units
d. Minimum Square Footage Per Dwelling Unit	650'
e. Minimum setback internal driveways/parking areas	10'
f. Maximum building Height	50'
g. Minimum distance between structures	20'
h. Proximity slope	n/a

*Comment: Compliant*

4. Parking Lot Screening (Additional Requirements, Article 6)

- a. Parking lots and spaces viewable from a public street or adjacent to single or multi-family developments shall be screened by either three-foot tall opaque wall of fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
- b. Parking lot screening shall be installed when parking spaces are located within 10 feet (10) of dwellings

*Comment: Compliant*

5. Building Materials

- a. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all building, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
- b. Masonry or natural materials shall be the exterior building material on the remaining exterior elevations of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof

*Comment: Compliant*

6. Transportation Accessibility

- a. Transportation accessibility shall be per the requirements of the Zoning Ordinance for the MF-2 District
- b. Street infrastructure within MF2 developments may be developed as public streets or private streets. Such infrastructure shall be perpetually accessible to residents and emergency vehicles.
- c. Streets within MF2 developments shall align and connect with existing streets outside such developments and provide for connections with future adjacent developments.
- d. At least two street accesses shall be provided for each MF2 development and adequate accessibility for emergency vehicles and school buses shall be ensured.
- e. MF2 developments shall possess primary accesses off of primary arterials or secondary arterials.
- f. Developers of MF2 projects may be required to construct turn lanes or acceleration/deceleration lanes on adjacent streets to maintain traffic service levels.



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

June 2, 2014  
1405-DP-12 & 1405-SPP-09  
Exhibit 1

- g. If shared access roads are constructed to serve multiple developments or multiple owners, appropriate dedication or easement documents must be submitted to ensure perpetual access to emergency vehicles.



**Development Plans (WC § 16.04.100)**

Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

- h. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line. Straight/unbroken, front elevations shall be limited to 100 feet in length.
- i. Each apartment use building shall be designed with setbacks or breaks of not less than 6 feet to all exterior walls for every two buildings.

Comment: Compliant

- 7. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided.

- a. 1-150 units Minimum two (2) Amenities

Comment: Compliant (Dog park and trail amenity provided)

- 8. Required amenities may include, but are not limited to, clubhouses, gymnasiums, etc.
  - a. A minimum of 20 percent green space shall be provided
  - b. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.
  - c. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large playground shall include the following:
    - i. 6 swings
    - ii. 3 detached/freestanding play elements
    - iii. 3 sliding elements
    - iv. 6 climbing elements
    - v. 1 overhead element
    - vi. Panels featuring play elements
    - vii. Decks, bridges, tunnels as required to attach various play elements to each other.
    - viii. All play area surfacing must comply with ADA and CPSC requirements for fall heights and accessibility
  - d. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones.
  - e. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:
    - i. 3 detached/freestanding play elements
    - ii. 3 sliding elements
    - iii. 3 climbing elements
    - iv. 1 overhead element



- v. Panels featuring play elements
- vi. Decks, bridges, tunnels as required to attach various play elements to each other.
- vii. All play area surfacing must comply with ADA and CPSC requirements for fall heights and accessibility

Comment: See #7 above

9. Off-Street Loading and Parking (WC 16.04.120)

- a. Two (2) Parking Spaces per Unit = 272 required

Comment: Compliant

10. Bicycle Parking

- a. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- b. Bicycle parking shall be provided to meet the following minimum requirements:
- c. Residential Uses
  - i. Bicycle parking shall not be required for Single family detached dwellings.
  - ii. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.
  - iii. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.

Comment: Compliant; per amendment to Springmill Trails PUD 1404-PUD-05, allowing parking in garage units as well as bicycle parking locations at entrance and rear of property

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**LANDSCAPE DESIGN STANDARDS**

11. On-Site and Street Frontage Landscaping Requirements

- a. Multi-Family Residential Development:
  - i. Shade Trees: 1 per dwelling unit = 136 required
  - ii. Ornamental or Evergreen Trees: 1 per dwelling unit = 136 required c. Shrubs: 4 per dwelling unit = 544 required

Comment: Compliant, (332 credits earned through preservation of existing trees) - 51 credits used

12. Additional On-Site and Street Frontage Landscaping Requirements (WC § 16.06.050)

- a. Road Frontage Standards
  - i. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per

thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

- ii. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
- iii. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
- iv. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

*Comment: Compliant*

13. Plant Materials and Substitutions

- a. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.
- b. One (1) evergreen tree shall equal three (3) evergreen shrubs.

*Comment: Compliant*

14. Buffer Yard Requirements

Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- a. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- b. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.





- c. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
  - d. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
  - e. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
  - f. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
    - i. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or:
    - ii. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.
15. Parking Area Landscaping
- a. Parking Lot Islands:
    - i. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
    - ii. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
    - iii. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Comment: N/A

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## **SUBDIVISION CONTROL ORDINANCE**

16. Development Plan Review (WC § 16.04.165)
- a. Any Multi-Family District (MF-1, MF-2)
  - b. Site Access and Site Circulation:
    - i. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
    - ii. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,



- iii. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Comment: Compliant

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## LIGHTING STANDARDS

17. For all multifamily residential, commercial, and industrial uses the following standards shall apply:
  - a. All light fixtures, with the exception of internally-illuminated signage or electronic signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
  - b. Light meter readings shall not exceed: one-half (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, withal of these measurements, light will still be visible at or beyond property lines);
  - c. All light on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
  - d. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the Earth's surface;
  - e. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or sidewalk, but shall not illuminate the awning or canopy itself;
  - f. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00pm; and
  - g. No outdoor sports or recreational facilities shall be illuminated after 11:00pm except to conclude a scheduled recreational or sporting event in progress prior to 11:00pm.

Comment: Compliant

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## PUBLIC POLICY

### 18. WESTFIELD COMPREHENSIVE PLAN

- a. When the Springmill Trails PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area SR 32 is identified as Regional Commercial on the Future Land use Concept Map in the Westfield-Washington Township Comprehensive Plan. The Springmill Trails PUD identifies that same area as a Market Center, Commercial, and Mixed Use development.

### 19. WESTFIELD THOROUGHFARE PLAN



- a. The Westfield-Washington Township Thoroughfare Plan roadway classification map identifies the adjacent segment of Casey Road as a Secondary Arterial.

20. WATER AND SEWER SYSTEM

- a. Water and sewer service are available adjacent to the site.

21. ANNEXATION

- a. The property is within the corporate boundaries of the City of Westfield

22. WELLHEAD PROTECTION

- a. The property is not within a wellhead protection area.

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**STATUTORY CONSIDERATIONS**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

- The Comprehensive Plan
- Current conditions and character of current structures and uses
- The most desirable use for which the land is adapted
- The conservation of property value throughout the jurisdiction
- Responsible growth and development

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**STAFF COMMENTS**

- The submitted plans for 1405-DP-12 and 1405-SPP-09 are fully compliant with the Springmill Trails PUD and the Westfield-Washington Zoning Ordinance.
- Staff recommends approving the petition with the following condition(s):
  - That all necessary approvals and permits are obtained from the Westfield Public Works Department prior to the issuance of a building permit.
- If any members of the APC have questions prior to the public hearing, then please contact Jeffrey M. Lauer ([jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov); 317.910.2927) or Ryan Clark ([rclark@westfield.in.gov](mailto:rclark@westfield.in.gov); 317.674.6599)